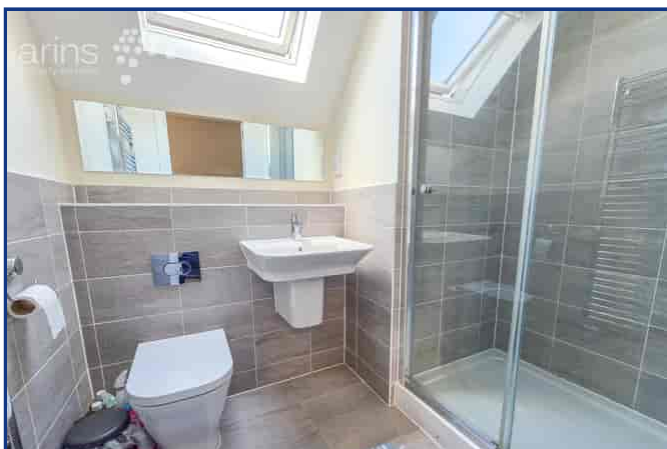


604 Basingstoke Road, Reading, Berkshire. RG2 0DF.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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604 Basingstoke Road, Reading, Berkshire. RG2 0DF.

£475,000

Arins property Services are pleased to offer for sale this impressive three-storey townhouse located approximately 3 miles to the south of Reading which is in central Berkshire on the newly built Reading Gateway development by Bewley Homes. This 7 year old home is finished to a high standard with quality specification and presented in excellent order. Ground floor accommodation comprises entrance hall, cloakroom, fitted integrated kitchen and a lounge/dining room. To the first floor there are two double bedrooms and a family bathroom. Second floor comprises landing with large storage cupboard and master bedroom with en-suite shower room. The property also benefits from a private rear garden, 2 allocated parking spaces and is within walking distance of retail and business parks. Conveniently positioned for the M4 and local bus routes providing easy access to the town centre. For buyers with children local primary and secondary schools can be found close by. For the commuter Reading mainline railway station connecting London Paddington in about thirty minutes can be accessed by a regular bus route within walking distance. The location is great as there are a number of local shopping facilities which include a lidl, Aldi and a Morrisons superstore are all within a short distance. The local leisure centre is only a short drive away and a further selection of shops including an Asda superstore can be found in Lower Earley which is only a ten minute drive away. please note there is an annual estate charge of approximately £250/ year.

- Three Double Bedrooms
- En Suite To Master Bedroom
- Fitted Kitchen
- Ground Floor WC
- Lounge/ Dining Room
- 2 Allocated Parking Spaces
- Private Enclosed Garden
- UPVC Double Glazing & Gas Central Heating
- Excellent condition throughout.
- Close to all amenities and shopping facilities

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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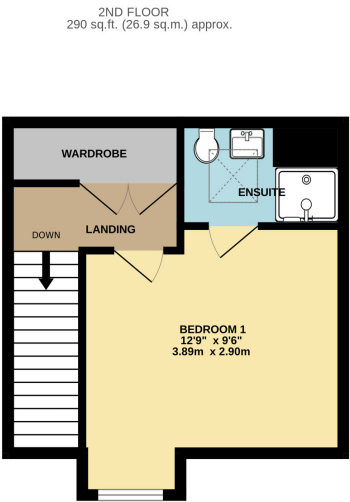
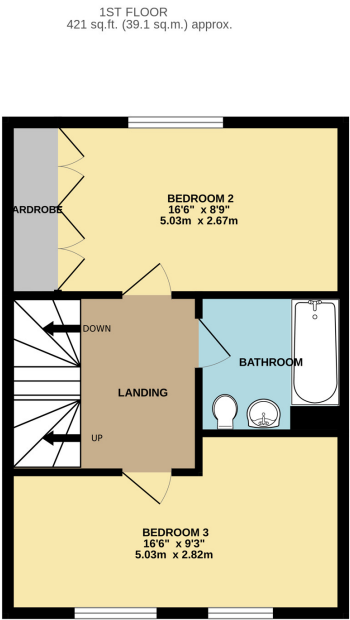
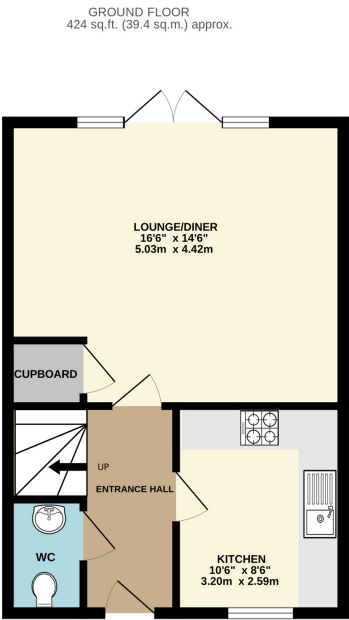


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

WC

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)

Lounge/Dining Room

16' 6" x 14' 6" (5.03m x 4.42m)

First Floor

Landing

Bedroom Two

16' 6" x 8' 9" (5.03m x 2.67m)

Bedroom Three

16' 6" x 9' 3" (5.03m x 2.82m)

Bathroom

Second Floor

Landing

Bedroom One

12' 9" x 9' 6" (3.89m x 2.90m)

Ensuite

Outside

Front Garden

Rear Garden

Two Allocated Parking Spaces

Estate Charge

Estate charges are approximately £250/year

Council Tax Band

D

